

Land Board Agenda Item
April 17, 2006

PRELIMINARY APPROVAL OF LAND BANKING PARCEL SALE # 201

Background:

The department brings to the board one isolated, lessee nominated high value Land Banking parcel totaling 295 acres near Red Lodge in Carbon County for preliminary approval to continue through the Land Banking process (Sale #201).

It is necessary to continue to bring high value parcels into the sale process to insure there are adequate funds to acquire property producing a higher rate of return to the beneficiaries.

Public Process:

A letter soliciting comments and generally explaining the land banking sale process was sent on 25 February 2005 to interested parties, included the following: surrounding landowners, members of the Land Banking Negotiated Rulemaking Committee; Carbon County Board of County Commissioners; Billings Rod & Gun Club; US Fish and Wildlife Service; Billings office of the MT Department of Fish, Wildlife and Parks; Carbon County Farm Service Agency; Billings office of the US Bureau of Land Management; Beartooth Ranger District of the Custer National Forest; among others.

A legal notice was published in the Carbon County News on 3 and 10 March 2005 requesting that comments be submitted on the proposal by 28 March 2005. A legal notice was published in the Billings Gazette on 27 February 2005 and 6 March 2005 requesting that comments be submitted on the proposal by 28 March 2005. Jeff Bollman, Southern Land Office Area Planner, met with Greg McCann, Carbon County Planner, regarding the proposed sale and solicited his input and comments on 11 March 2005.

Public comment primarily addressed future use of the parcel. Any future development will be regulated by applicable local, state, or federal regulations.

Agency Recommendation:

The Director recommends the Board of Land Commissioners approve the further evaluation of Sale #201 via the Land Banking program.

LAND BANKING INFORMATION REPORT

DATE: 4/5/06

LEASE NO.(S)	5020	COUNTY:	Carbon
SALE NUMBER/S AND LEGAL	Sale No 201	Legal	Sec 16 Twn 8S Rng 20E 295 Ac
	Sale No	Legal	Sec Twn Rng Ac
	Sale No	Legal	Sec Twn Rng Ac
	Sale No	Legal	Sec Twn Rng Ac
	Sale No	Legal	Sec Twn Rng Ac
	Sale No	Legal	Sec Twn Rng Ac
	Sale No	Legal	Sec Twn Rng Ac
	Sale No	Legal	Sec Twn Rng Ac
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office <input type="checkbox"/> Southwestern Land Office <input type="checkbox"/> Central Land Office <input type="checkbox"/> Northeastern Land Office <input checked="" type="checkbox"/> Southern Land Office <input type="checkbox"/> Eastern Land Office		
Current Classification:	<input type="checkbox"/> Ag <input checked="" type="checkbox"/> Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:		
Nominated by:	<input type="checkbox"/> Department <input checked="" type="checkbox"/> Lessee		
Isolated	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Reason and describe:		
Parcel surrounded by other public land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Parcel surrounded by other conservation easements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:		
Parcel/s income and productivity.	Produces less than average rate of income: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High market value: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No low return of asset: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<input checked="" type="checkbox"/> Reduces classified grazing lands by a minor amount.		
Extent of infrastructure.	<input type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer		
Potential for appreciation or depreciation in the value of the parcel.	<input checked="" type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation Comments: Surrounded by high value rural recreational homesite land		

Potential for development or value-added activities that complement local and statewide economic development.	None
Recommendation to sell or retain parcel. <input checked="" type="checkbox"/> SELL <input type="checkbox"/> RETAIN Reasons for Recommendation: High value low income producing land with no potential for value added development by the state.	

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINISTRATOR:

Name/Title

Date

Final Decision: ☒ **SELL** ☐ **RETAIN**

Reason for Final Decision: High value low income producing land with no potential for value added development by the state.

Land Banking Sale # 201 Area Map

